



Industrial Site FOR SALE

Boes Building
20261 C.R. 424
Defiance, Ohio 43512
Call Dave at 419-782-2202

Site Description

The two lots have approx. 610 feet of road frontage on Baltimore St. and a lot depth of approx. 115 feet. The Lots are listed as totaling 1.93 acres. This location is approximately 500 yards from the U.S. 24 east bound entrance ramp.. The buildings set on the east-end of the western-most lot, directly across the road from the U.A.W. Hall. The older, smaller block building, servers as an office with approximately 370 square feet of floor space. This includes a half-bath and a small kitchenette area with sink & counter tops. The larger of the block buildings was built in 2001. It is constructed of 12 inch block, with foam insulation and a rubber roof. This building has approx. 912 sq. ft. (38' X 24') of floor space. The main building has three-phase power for both 480 and 220 volts. Both builds have separate gas forced air heating units. This building has three overhead doors(10' X 10'). Doors are on the west and east external walls and one internally. There is a standard 48" high truck-dock built on the east end of the building on a 9' X 32' cement unloading pad (east-end overhead door access).



General Information

Sale price:.....\$91,900
Site Size:.....912 square feet
Zoning:.....Office/ Industrial
Power:.....Toledo Edison
Gas:.....Ohio Gas Company
Water:City of Defiance
Sewer:.....City of Defiance
Communications:.....CenturyLink

Distance to Highway:
U.S. Route 24 - .25 mile
State Route 15 - 3 miles
State Route 18 - 2 miles

Distance to Interstate:
Interstate 80/90 - 20 miles
Interstate 469 - 32 miles

For more information, contact:

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